

# NWC Cricket Club Circle & East Colonial Drive Orange County, FL

## CONCEPT PLAN "C"



### PROJECT DATA

#### TOTAL PROJECT AREA:

##### EXISTING:

- 1.) OWNER: Park Square UCF, LLC  
PARCEL ID: 22-22-31-0000-00-091  
AREA: 8.418 AC  
ZONING: "C-2"
- 2.) OWNER: Park Square UCF, LLC  
PARCEL ID: 22-22-31-0000-00-094  
AREA: 2.049 AC  
ZONING: "C-2"
- 3.) OWNER: Park Square UCF, LLC  
PARCEL ID: 22-22-31-0000-00-095  
AREA: 0.966 AC  
ZONING: "C-2"

TOTAL 11.43 ± Ac

##### PROPOSED:

PARCEL "A"	1.10 ± Ac
PARCEL "B"	4.84 ± Ac
PARCEL "C"	1.94 ± Ac
PARCEL "D"	1.44 ± Ac
POND	2.05 ± Ac
TOTAL	11.37 ± Ac

#### JURISDICTION:

ORANGE COUNTY, FL

#### PROPERTY FUTURE LAND USE:

##### EXISTING:

"C" (COMMERCIAL)

MAXIMUM DENSITY / FAR = 3.0

##### PROPOSED:

"MIXED USE"

#### PROPERTY ZONING:

##### EXISTING:

"C-2" (GENERAL COMMERCIAL DISTRICT)

##### PROPOSED:

"PD" (PLANNED DEVELOPMENT)

#### PROPOSED DENSITY:

PARCEL "A"	2,835 SF
PARCEL "B"	
"B1"	8,550 SF
"B2"	37,005 SF
PARCEL "C"	110 KEYS

#### PROPOSED PARKING:

PARCEL "A"	50 SPACES (17.6 SP / 1000 SF)
PARCEL "B"	295 SPACES (6.4 SP / 1000 SF)
PARCEL "C"	99 SPACES (0.9 SP / KEY)

#### NOTES:

DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1013-244  
SCALE: 1" = 30' DATE: 11-15-17  
DRAWN BY: Stuebs PROJ. MGR: Stuebs

PROVIDED FOR...

Park Square UCF, LLC (c/o SVN Florida)

PROVIDED BY...

**AVID**  
GROUP®

CIVIL ENGINEERING 2300 CURLEW ROAD, STE 201  
LAND PLANNING PALM HARBOR, FLORIDA  
TRAFFIC/TRANSPORTATION 34683  
SURVEYING PHONE (727) 789-9500  
GIS AVIDGROUP.COM